



**STAFF HEARING OFFICER  
AGENDA**

**Susan Reardon  
Staff Hearing Officer/Senior Planner**

---

**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, NOVEMBER 26, 2014  
9:00 A.M.**

---

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

**NOTICES:**

- A. This regular meeting of the Staff Hearing Officer can be viewed live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). You can also click on [www.SantaBarbaraCA.gov/CityTVProgramGuide](http://www.SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at [www.SantaBarbaraCA.gov/SHOVideos](http://www.SantaBarbaraCA.gov/SHOVideos).
- B. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the SHO Commission Secretary at (805) 564-5470, extension 3308, or by email at [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- C. This agenda schedule is subject to change. It is recommended that applicants and interested persons arrive at 9:00 a.m.
- D. The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact the Case Planner as listed in the project description below. Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates.
- E. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at [www.SantaBarbaraCA.gov/SHO](http://www.SantaBarbaraCA.gov/SHO). Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Staff Hearing Officer after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

**I. PRELIMINARY MATTERS:**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda. [Due to time constraints, each person is limited to two (2) minutes.]

**II. PROJECTS:**

**A. APPLICATION OF SCOTT BRANCH, ARCHITECT FOR ADINE MARON LIVING TRUST 12/18/08, 1516 CHINO STREET, APN: 043-244-001, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE), (MST2014-00528)**

The 5,000 square-foot corner site is developed with a 952 square foot, single-family residence with a detached 273 square foot one-car. The proposed project includes demolition of the existing garage and construction of a new 330 square foot, two-car garage in the same location.

The discretionary applications required for this project are:

- 1. Front Setback Modification to allow the new garage to be located within the required fifteen-foot front setback (SBMC § 28.18.060 and SBMC § 28.92.110); and
- 2. Open Yard Modification of the location of the open yard area and/or to reduce the size of the required open yard area (SBMC § 28.18.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: Betsy Teeter, Planning Technician

Email: [BTeeter@SantaBarbaraCA.gov](mailto:BTeeter@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 4563.

**B. APPLICATION OF AMY VON PROTZ, DESIGNER FOR ERIK T. NICKEL, 1306 DOVER HILL ROAD, APN: 019-103-014, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNITS/ACRE) (MST2014-00350)**

The 18,740 square-foot site is currently developed with a 1,973 square foot, multi-story single-family residence and a detached 367 square foot two-car garage. An approved 442 square foot lower level addition is currently under construction. The proposed project includes the conversion of the 367 square foot garage to detached habitable accessory space, and the construction of a 299 square foot attached one-car garage, a 200 square foot attached one-car carport, a

127 square foot first level addition, a 343 lower level addition and a 92 square foot non-habitable lower level addition to the existing residence.

The discretionary applications required for this project are:

1. Accessory Building in the Front Yard Modification to allow the conversion of the garage to detached accessory space to be located within a front yard (SBMC §28.87.170 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow the conversion of the garage to detached accessory space within the required ten-foot interior setback to the east (SBMC § 28.18.060 and SBMC § 28.92.110); and
3. Interior Setback Modification to allow the additions to encroach into the required ten-foot interior setback to the west (SBMC § 28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: JoAnne La Conte, Assistant Planner

Email: [JLaConte@SantaBarbaraCA.gov](mailto:JLaConte@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 3320.

C. **APPLICATION OF THEA VAN LOGGERENBERG, ARCHITECT FOR NAZERIAN FAMILY TRUST 6/13/00, 1978 MISSION HILL ROAD, APN: 019-083-001, A-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 1 UNIT/ACRE) (MST2014-00184)**

The 99,991 square-foot site is currently developed with a 4,396 square foot, two-story single-family residence, a detached 436 square foot two-car garage with a pool room and accessory space totaling approximately 800 square feet, a detached 165 square foot accessory building, and a pool and spa with a detached 64 square foot pool equipment building. The proposed project includes demolishing the 165 square foot accessory building, and constructing first and second floor additions, totaling approximately 1,500 square feet to an existing residence. The proposed additions will connect the existing residence to the detached garage and habitable accessory space. The proposal includes remodeling the detached accessory structures, resulting in two-covered parking spaces in a carport, changes to the existing habitable space on the first and second-floors, new habitable space above the carport, and a 125 square foot balcony. The existing pool equipment shed is proposed to be demolished and replaced with a wall to screen the equipment. An existing pergola will be removed and a new portico, fireplace, and balcony above will be constructed. The proposal includes associated grading and permitting an "as-built" driveway off of Las Tunas Road. This structure is on the City's List of Potential Historic Resources. The discretionary application required for this project is an Interior Setback Modification to allow construction of a conforming second floor addition to a non-conforming accessory building, resulting in a change to the basic exterior characteristics of a non-conforming building (SBMC §28.87.030 and SBMC § 28.92.110)

The discretionary application required for this project is an Interior Setback Modification to allow construction of a conforming second floor addition to a non-conforming accessory building and a new two-story addition that will connect the accessory buildings to the existing residence, resulting in a change to the basic exterior characteristics of a non-conforming building (SBMC §28.87.030 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: JoAnne La Conte, Assistant Planner

Email: [JLaConte@SantaBarbaraCA.gov](mailto:JLaConte@SantaBarbaraCA.gov) Phone: (805) 564-5470, ext. 3320.

**D. APPLICATION OF LESLIE COLASSE, ARCHITECT/OWNER, 1215 EAST COTA STREET, APN: 031-190-022, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MAX 12 DU/ACRE), (MST2014-00310)**

The 11,285 square-foot site is developed with a 1,234 square foot, two-level, single-family residence with a 110 square foot covered porch and an attached 164 square foot one-car garage. The proposed project includes demolishing the existing garage, mud room, and split-level bedroom and constructing a new master suite with additions in the same location above a covered driveway to an existing 1,368 square foot single family dwelling with a 110 square foot covered porch. The proposal also includes a new, detached 650 square foot three-car garage with an attached 300 square foot accessory structure, a kitchen remodel, and exterior alterations.

The discretionary application required for this project is an Interior Setback Modification to allow the covered driveway with building additions to be located within the required six-foot interior setback to the south (SBMC § 28.18.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: JoAnne La Conte, Assistant Planner

Email: [JLaConte@SantaBarbaraCA.gov](mailto:JLaConte@SantaBarbaraCA.gov) Phone: (805) 564-5470, ext. 3320.

**III. ADJOURNMENT:**

## CITY OF SANTA BARBARA STAFF HEARING OFFICER MEETING PROCEDURES

---

The public is invited to speak on any item on the Staff Hearing Officer Agenda. After receiving recognition from the Staff Hearing Officer, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Staff Hearing Officer introduces the item is as follows:

1. Presentation by Staff (3 minutes)\*.
2. Presentation by Applicant (5 minutes)\*.
3. Public Hearing\*.
4. Additional response by Applicant/Staff (5 minutes)\*.
5. Questions and comments by the Staff Hearing Officer.
6. Staff Hearing Officer Consideration of Findings and Conditions of Approval.
7. Action taken by the Staff Hearing Officer.

**\*Time may be extended or limited by the Staff Hearing Officer.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Staff Hearing Officer may limit time allotted to each speaker.

**WRITTEN COMMENT PROCEDURE:** Written testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Staff Hearing Officer time to adequately consider the information. The preferred submittal time for written statements is Friday at noon for the following Wednesday's meeting. Written statements submitted at the meeting are limited to two (2) pages and three (3) copies are required.

It is not possible to determine the precise time an item will be heard. The Staff Hearing Officer meetings are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Staff Hearing Officer.

**APPEALS AND SUSPENSIONS:** Most items before the Staff Hearing Officer may be appealed to the Planning Commission. In addition, the Planning Commission may take action to suspend any decision of the Staff Hearing Officer and schedule a public hearing before the Planning Commission to review said decision. Any appeal or suspension must be filed with the Community Development Department within ten calendar days of the date of the Staff Hearing Officer's decision. For further information on appeals or suspensions, contact the Planning Division Staff at (805) 564-5470.

Any further information on the Staff Hearing Officer or Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564 -5470.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SHO Secretary at (805) 564-5470, extension 3308 or by email at [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.